

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE, TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS P.U.E. (PUBLIC UTILITY EASEMENT), FOR SUCH USE AS WATER MAINS, GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, PRIVATE STORM DRAINS, PRIVATE SANITARY SEWERS AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES ABOVE GROUND OF ANY KIND, EXCEPT LAWFUL PROPERTY LINE FENCES, SURFACE PAVEMENT, IRRIGATION SYSTEMS, ALL LAWFUL UNSUPPORTED ROOF OVERHANGS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

WE ALSO HEREBY DEDICATE, TO PUBLIC USE, AN EASEMENT FOR EMERGENCY ACCESS, DESIGNATED ON THIS MAP AS E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT), FOR SUCH USE AS INGRESS, EGRESS AND EMERGENCY ACCESS, IS CREATED UPON FILING OF THIS MAP, FOR THE BENEFIT OF LOTS 1 THROUGH 18 INCLUSIVE. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

WE ALSO HEREBY RESERVE, EASEMENT FOR INGRESS AND EGRESS, DESIGNATED ON THIS MAP AS I.E.E. (INGRESS, EGRESS EASEMENT), FOR SUCH USE AS INGRESS, EGRESS AND PARKING, IS CREATED UPON FILING OF THIS MAP, FOR THE BENEFIT OF LOTS 1 THROUGH 18 INCLUSIVE. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

WE ALSO HEREBY RESERVE, EASEMENTS FOR STORM DRAINAGE PURPOSES, DESIGNATED AND DELINEATED ON THIS MAP AS P.S.D.E. (PRIVATE STORM DRAIN EASEMENT), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES. SAID EASEMENTS ARE FOR THE BENEFIT OF LOTS 1 THROUGH 18 INCLUSIVE. SAID PRIVATE STORM DRAIN EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THEREOF.

WE ALSO HEREBY RESERVE, EASEMENTS FOR PRIVATE ACCESS, DESIGNATED AND DELINEATED ON THIS MAP AS P.A.E. (PRIVATE ACCESS EASEMENTS), FOR SUCH USE AS INGRESS AND EGRESS, IS CREATED UPON FILING OF THIS MAP, FOR THE BENEFIT OF LOTS 1 THROUGH 18 INCLUSIVE. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

WE ALSO HEREBY RESERVE A PRIVATE STREET, ENTITLED "FULLER TERRACE", DESIGNATED ON THE HEREIN MAP AS "LOT A", FOR THE BENEFIT OF LOTS 1 THROUGH 18 INCLUSIVE.

## AS OWNER:

MARY MANOR II, L.P., A CALIFORNIA LIMITED PARTNERSHIP  
BY: CLASSIC COMMUNITIES, INC., A CALIFORNIA CORPORATION  
ITS GENERAL PARTNER

BY: DAVID KRASOWSKI  
VICE-PRESIDENT

## ACKNOWLEDGMENT

STATE OF CALIFORNIA )SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, \_\_\_\_\_  
PERSONALLY APPEARED \_\_\_\_\_  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION DATE: \_\_\_\_\_

## AS BENEFICIARY

WE, COMERICA BANK, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 9, 2004 AS DOCUMENT 17713573, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

COMERICA BANK

BY: JIM RAGGIO  
VICE-PRESIDENT

## ACKNOWLEDGMENT

STATE OF CALIFORNIA )SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, \_\_\_\_\_  
PERSONALLY APPEARED \_\_\_\_\_  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION DATE: \_\_\_\_\_

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SCOTT WARD OF CLASSIC COMMUNITIES, INC. ON JANUARY 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE MAY 31, 2006, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE \_\_\_\_\_

BILLY MARTIN  
P.L.S. NO. 5797  
LIC. EXP. 06/30/2006



## SOILS REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY LOWNEY ASSOCIATES, ENTITLED "GEOTECHNICAL INVESTIGATION, CLASSICS AT MARY MANOR II, NORTHWEST CORNER OF MARY AVENUE AND WASHINGTON AVENUE, SUNNYVALE, CALIFORNIA", REPORT NO. 899-53, DATED MARCH 1, 2004.

# TRACT NO. 9566

## CLASSICS AT MARY MANOR II

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED MARCH 31, 1971 IN BOOK 280 OF MAPS AT PAGE 52, RECORDS OF SANTA CLARA COUNTY.

LYING ENTIRELY WITHIN THE  
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: JULY 2004



ENGINEERS-SURVEYORS-PLANNERS  
981 RIDGER PARK DRIVE, SUITE 100  
SAN JOSE, CALIFORNIA 95131-3205

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 9566; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE \_\_\_\_\_ BY: BARBARA KEEGAN, CITY ENGINEER  
R.C.E. NO. 38124, EXP. 03/31/2005  
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_ BY: HIRA RAJIA, ASSISTANT CITY ENGINEER  
R.C.E. NO. 29621, EXP. 03/31/2007  
CITY OF SUNNYVALE, CALIFORNIA

## CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 9566 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

SUSAN RAMOS, CITY CLERK  
OF THE CITY OF SUNNYVALE, CALIFORNIA

DATE \_\_\_\_\_ BY: SUSAN RAMOS

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, SANTA CLARA COUNTY  
RECORDS, AT THE REQUEST OF BKF ENGINEERS.

FILE NO.: \_\_\_\_\_ BRENDA DAVIS, COUNTY RECORDER  
FEE: \$ \_\_\_\_\_ SANTA CLARA COUNTY, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	369.00'	01°43'25"	11.10'
C2	2.00'	90°00'00"	3.14'
C3	369.00'	01°26'43"	9.31'
C4	369.00'	01°11'44"	7.70'
C5	6.00'	70°33'03"	7.39'
C6	6.00'	70°31'45"	7.39'

LINE TABLE		
LINE	BEARING (RADIAL)	
L1	S34°17'57"W (R)	
L2	N04°37'15"W (R)	

LANDS OF  
CITY OF SUNNYVALE

TRACT NO. 5917  
303 M 12

CARSON DRIVE

# TRACT NO. 9566

CLASSICS AT MARY MANOR II

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED MARCH 31, 1971 IN BOOK 280 OF MAPS AT PAGE 52, RECORDS OF SANTA CLARA COUNTY.

LYING ENTIRELY WITHIN THE  
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 20'

DATE: JULY 2004



ENGINEERS-SURVEYORS-PLANNERS  
981 REDDER PARK DRIVE, SUITE 100  
SAN JOSE, CALIFORNIA 95131-2305

## BASIS OF BEARINGS

THE BEARING N14°52'00"E OF THE CENTER LINE OF MARY AVENUE, BETWEEN WEST MCKINLEY AVENUE AND WASHINGTON AVENUE, AS SAID BEARING IS SHOWN ON THE MAP OF TRACT NO. 9468, ENTITLED "CLASSICS AT MARY MANOR", FILED MARCH 24, 2003 IN BOOK 759 OF MAPS AT PAGES 10 THROUGH 13 INCLUSIVE. RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

## LEGEND

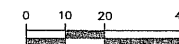
- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 5797"
- FOUND 3/4" IRON PIPE, PER 280 M 52
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 5797"
- M-M MONUMENT TO MONUMENT DISTANCE
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- I.E.E. INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- SF SQUARE FEET
- P.R.C. POINT OF REVERSE CURVATURE
- (272.24') RECORD DATA PER PARCEL MAP, 280 M 52

## NOTES

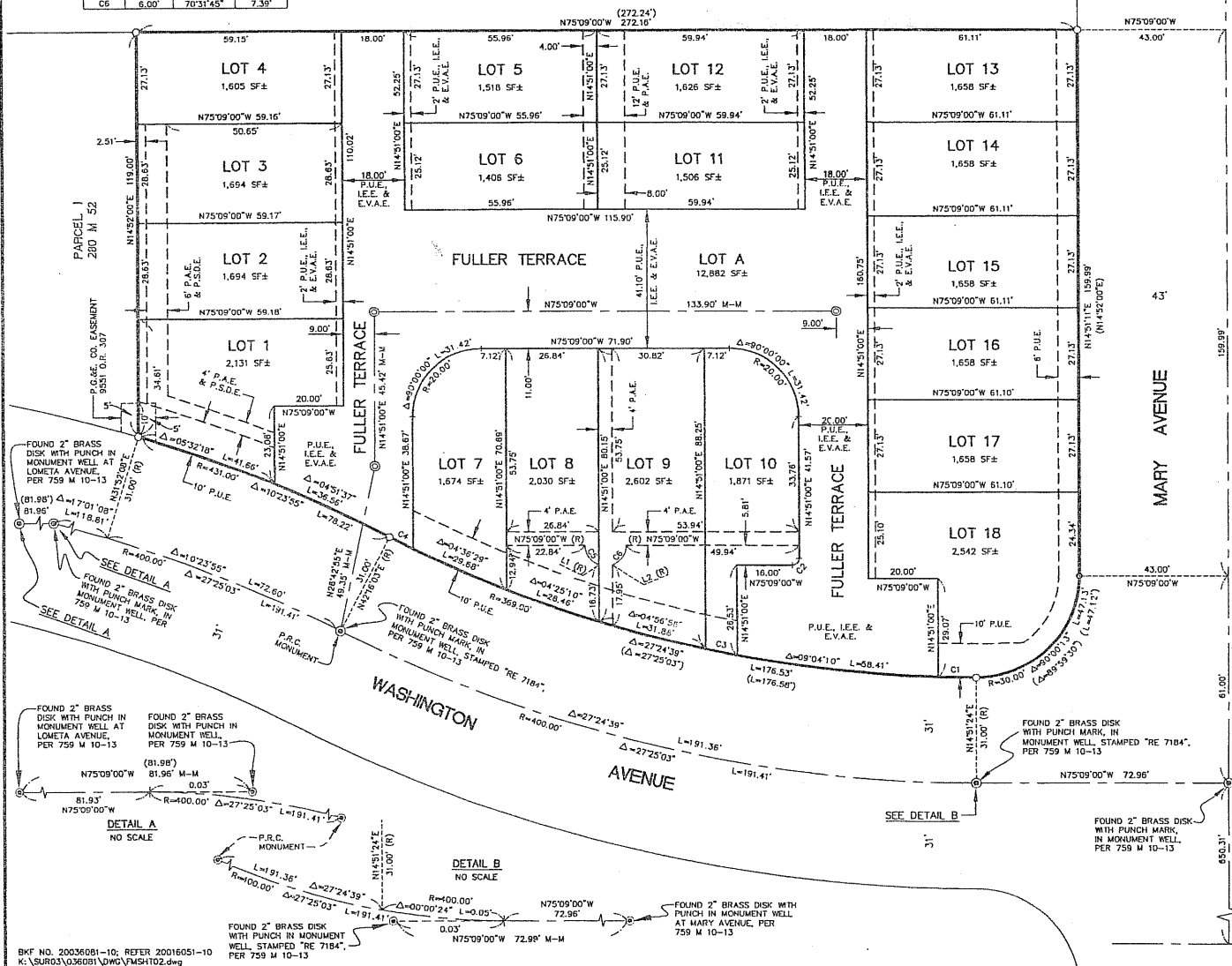
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 1.035 ACRES, MORE OR LESS.

ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE ADJACENT LOT LINE.



(SCALE IN FEET)



BKF NO. 20036081-10; REFER 20016051-10  
K:\SUN03\036081\036081\036081\036081.dwg